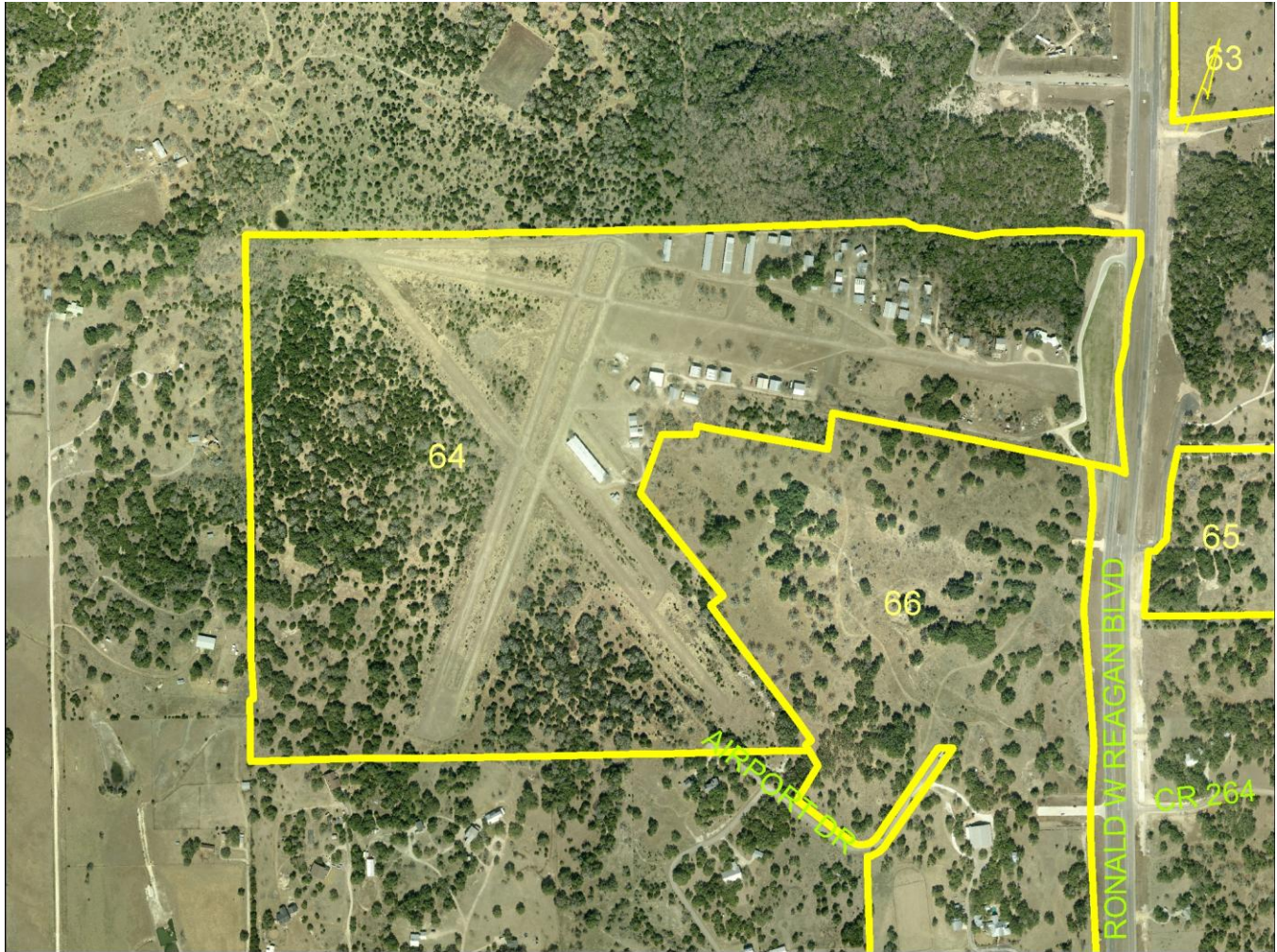


**147 Acres/59.5 Hectares  
Kittie Hill Airport**

**Site 64**



147 acres/59.5 hectares

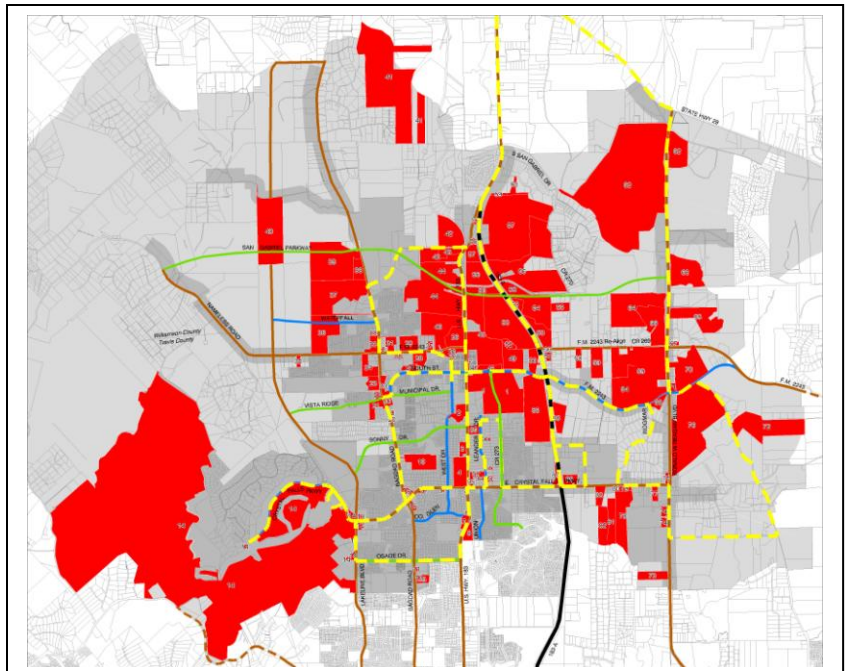
183-A is 2.5 miles/4 km west

Utilities

Grass-Strip Airport

Zoning - Single Family Suburban

Mr. Charlie Densford, Jr.  
Kittie Hill Airport  
3250 A County Road 268  
Leander TX 78641  
(512) 259-0350 phone  
(512) 863-5705 facs



City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

**147 Acres/59.5 Hectares  
Kittie Hill Airport**

**Site 64**

<b>Property</b>				
Total Acreage: <b>147 acres/59.5 hectares</b>		Map: <b>MAPSCO Austin 2006 Street Guide, pg. 313, Sec. E, F, J, K or Texas Department of Transportation, Aviation Division 30 degrees, 36', 07.697 North latitude and 97 degrees, 49', 08.045 West longitude at 1,020 feet (311 meters) elevation</b>		
<b>Location</b>				
City: <b>Leander</b>		County: <b>Williamson</b>		
Address/Directions: <b>West side of Ronald W. Reagan Blvd. (Parmer Lane), 1.5 miles (2.4 kilometers) north of FM 2243 and 1.6 miles (2.6 kilometers) south of SH 29</b>				
Within City Limits: <b>Yes</b>		Distance from City Limits: <b>Not Applicable</b>		
Distance to US Highways: <b>2.5 miles/4 kilometers</b>		Type of Zoning: <b>Single Family Suburban on frontage</b>		
Distance to Interstate Highways: <b>10 miles/16 kilometers</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Grass-Strip Airport</b>		General Condition: <b>Excellent</b>		Dimensions: <b>1,060 x 2,928 feet/323 x 892 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes</b>		Shrink/Swell Capacity: <b>Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>		
Adjoining Acreage Available: <b>Yes</b>		Can Site Be Divided: <b>No</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Rail Served: <b>No</b>		Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>		
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>		Other Improvements: <b>Non-lighted, 2,620 x 55 feet (799 x 17 meters) and 2,350 x 60 feet (716 x 18 meters) runways.</b>		
Fenced: <b>Yes</b>		Landscaped: <b>Yes</b>		
Located within an Industrial Park: <b>No</b>		Type of Business: <b>Sod-field runway airport</b>		
Deed Restriction(s): <b>Yes</b>		Covenants: <b>Yes</b>		
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>Not Available, yet Pressure: Not Applicable</b>		Sewer - Size of Nearest Line: <b>Not Available, yet</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>	Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>	
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>		Size of Nearest Line: <b>8 inch/20.3 cm</b>		Pressure: <b>Intermediate Pressure at Crystal Falls Pkwy., 1.5 miles/2.4 km to Ronald Reagan Blvd. and 3.2 miles/5.1 km to 313 K site</b>
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>	Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>	
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>	Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>	
<b>Sales Information</b>				
Contact: <b>Mr. Charlie Densford, Jr.</b>	Phone: <b>(512) 930-4717</b>	Facs: <b>(512) 930-1954</b>	Email: <b>Not Available</b>	Web Site: <b>Not Available</b>
Sales Price <b>Negotiable</b>		Lease Price <b>Not Applicable</b>		
Comments: <b>Pattern altitudes 2020 MSL all aircraft with noise abatement procedures in effect.</b>				